



Connells

Otters Brook
BUCKINGHAM



Property Description

Situated in a peaceful location just a short walk from the town centre, this home offers spacious and versatile accommodation throughout, together with driveway parking, a generous rear garden, and the added advantage of being offered to the market with no onward chain.

The property is entered via a welcoming entrance hall, which provides access to the principal ground floor accommodation. To the rear of the property is a spacious sitting room/diner. The kitchen provides ample storage and workspace, while a separate office offers the perfect environment for home working, study, or a range of other uses. A useful store room completes the ground floor layout and provides valuable additional storage.

To the first floor, a central landing leads to three well-proportioned bedrooms, including a generous principal bedroom and two further bedrooms that can easily accommodate family members, guests, or further home-working requirements. These rooms are served by a modern family bathroom.

Externally, the property enjoys a generous south west facing rear garden with shed, providing plenty of space for outdoor entertaining, gardening, or family enjoyment.

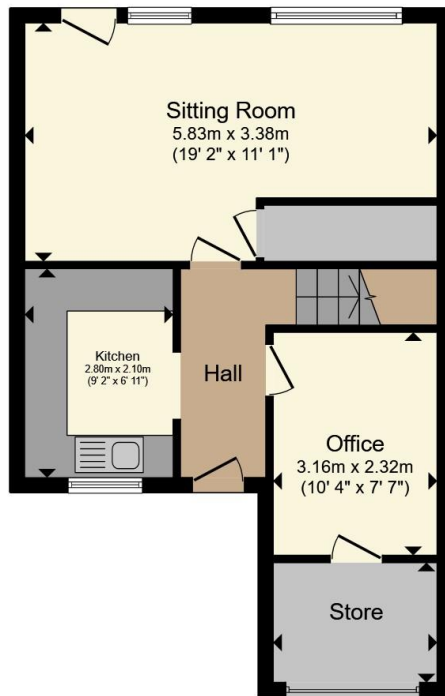
To the front, a driveway offers convenient off-road parking.

Combining a convenient location within easy reach of the town centre, flexible accommodation, excellent outdoor space, and the benefit of no onward chain, this attractive home presents an excellent opportunity for a wide range of buyers.

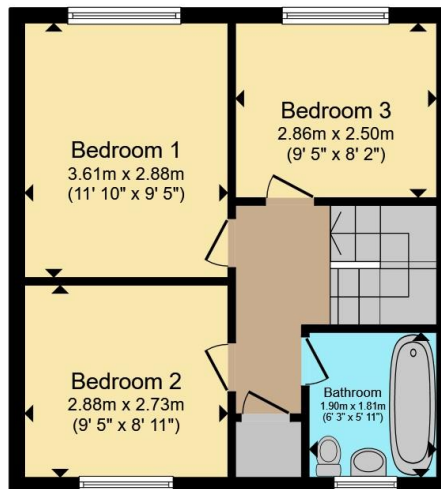
Agent Note

Please note that an AML fee is of £80 inc VAT chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 81.8 m² (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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2 West Street
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EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/BUK308550

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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